



BOROUGH OF WATCHUNG

15 Mountain Boulevard
Watchung, New Jersey 07069

MAYOR & COUNCIL MEETING AGENDA

THURSDAY, MARCH 3, 2022

7:30 P.M.

MAYOR

Keith S. Balla

COUNCIL

Ronald Jubin, Ph.D.

Wendy Robinson

Pietro Martino

Freddie Hayeck

Curt S. Dahl

Christine B. Ead

James J. Damato
Business Administrator

Edith G. Gil
Borough Clerk

Joseph Sordillo, Esq.
Borough Attorney

THIS MEETING WILL BE HELD IN-PERSON AND BROADCASTED LIVE VIA ZOOM. PUBLIC COMMENTS MAY BE SUBMITTED IN-PERSON, THROUGH ZOOM OR VIA EMAIL TO THE BOROUGH CLERK. BELOW ARE INSTRUCTIONS:

To call into the meeting, dial 1 (646) 558-8656. It will prompt you for a meeting ID. Type **99501390087#**. You do not need a participating ID, just press # | To access the meeting using a smart phone or computer, download the free **ZOOM** app. Type in the **meeting ID 99501390087** or click on <https://zoom.us/j/99501390087> Please enter your full name. To submit your public comments in writing, please mail them in or send an email before 6:00 P.M. by the meeting date to the Borough Clerk at publiccomment@watchungnj.gov

**BOROUGH OF WATCHUNG
MAYOR & COUNCIL MEETING AGENDA**

MARCH 3, 2022 - 7:30 P.M.

MAYOR'S STATEMENT: This meeting is being held in compliance with the Open Public Meetings Act. Under the provisions of N.J.S.A.10:4-6 et seq., notice of the time and place of this meeting was given by way of the Annual Meeting Notice to the Courier News, Echoes Sentinel, the Star Ledger, posted at Borough Hall and on the Borough's website. Public Comments will be accepted in-person, through zoom or by email to the Borough Clerk. For those joining through Zoom, please note that upon arrival you are automatically muted.

**SALUTE TO THE FLAG and MOMENT OF SILENCE FOR OUR SERVICE MEN AND WOMEN,
SERVING HOME AND ABROAD**

ROLL CALL

Jubin [] Robinson [] Martino [] Hayeck [] Dahl [] Ead []

PROCLAMATION

WOMEN'S HISTORY MONTH

REPORTS OF STANDING COMMITTEES:

1. Administration & Finance
2. Police
3. Public Works / Buildings and Grounds
4. Public Affairs:
 - Environmental
 - Recreation
 - Historical
 - Board of Health
5. Fire
6. Laws/ Ordinances

REPORTS – OTHER:

7. Engineer
8. Police Chief
9. Fire Department
10. Rescue Squad
11. Emergency Management
12. Attorney
13. Clerk
14. Administrator
15. Youth Services
16. Planning Board
17. Municipal Alliance
18. Library Advisory Board
19. Traffic and Beautification

**BOROUGH OF WATCHUNG
MAYOR & COUNCIL MEETING AGENDA**

MARCH 3, 2022 - 7:30 P.M.

PUBLIC PORTION / AGENDA ITEMS ONLY

*A public portion is held prior to Council action for comments of agenda items only; another public portion is held at the end of the meeting for general discussion. Individuals commenting are limited to **3 minutes** per person, and will not be permitted to speak again until everyone has had an opportunity to speak. For those joining us through Zoom, you will need to click on the "Raise your hand" feature. For those joining us through the conference call line, you will need to press *9 to raise your hand, when prompted press *6 to unmute yourself. If a group is represented by an attorney, the attorney will be given 5 minutes to make the presentation for the group.*

DISCUSSIONS

- ❖ Hometown Hero Flags
- ❖ Tree Planting Proposal – Best Lake

UNFINISHED BUSINESS

NEW BUSINESS

REPORTS & CORRESPONDENCE: Matters listed within this section have been referred to members of the Borough Council for reading and study, are considered to be routine and will be enacted by one motion of the Council. If separate discussion is desired, any item may be removed by Council action.

Acknowledging Receipt of the following Borough Reports:

Board of Adjustment Annual Report & Meeting Minutes	2021 December 14, 2021
Building Department Monthly Report	February 2022
CERT Meeting Minutes	February 22, 2022
Engineer's Status Report	February 2022
Green Team Meeting Minutes	January 19, 2022
Fire Prevention Bureau Report	February 2022
Historical Committee Meeting Minutes	January 26, 2022
PARSA Meeting Minutes	February 3, 2022
Mayor and Council Regular Meeting Mins	December 16, 2021 January 6, 2022
Mayor and Council Executive Session Mins	September 22, 2021,

MARCH 3, 2022 - 7:30 P.M.

Recreation Commission Meeting Minutes	November 3, 2021
Rescue Squad Monthly Report	January and February 2022

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**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, Section 2-25.13 of the Code of the Borough of Watchung requires that contracts for purchases or services involving more than two thousand dollars be awarded by a resolution of the Mayor and Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Purchasing Agent be authorized to issue Purchase Orders as follows:

Vendor: EvensonBest, PO Box 2311, New York, NY 10087
Item: PD- Desk Replacement
Total Price: \$7,424.30
Charged to: 2-01-190-221

Vendor: General Code, PO Box 772512, Detroit, MI 48277
Item: Code Analysis, Composition, Duplication of Supplement #2
Total Price: \$2,407.73
Charged to: 1-01-120-258

Ronald Jubin, Council President

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: PURCHASING
C: B. HANCE

**BOROUGH OF WATCHUNG
RESOLUTION:R2**

BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung,
that the Borough Treasurer be, and is hereby directed to pay bills in the amount of
\$325,216.89 per the attached bill list. The expenditures can be broken down into
the following categories:

Affordable Housing Trust	\$	1,120.50
Grant Fund	\$	107.91
Capital Fund	\$	2,150.00
Developer's Escrow	\$	3,440.25
Other Escrow	\$	10,252.50
Current Fund	\$	308,145.73
Total Expenditures:	\$	325,216.89

Ronald Jubin

Wendy Robinson

Pietro Martino

Freddie Hayeck

Christine Ead

Curt Dahl



William J. Hance, CFO

Keith Balla, Mayor

James Damato, Administrator

Date: March 3, 2022
Index: Finance
C: Finance

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, the Watchung Rescue Squad has submitted the roster of Volunteers eligible for a stipend for the year 2021; and

WHEREAS, it is necessary to formally approve the stipend amounts; and

WHEREAS, the Chief Financial Officer certifies that funds are available in the 2022 budget.

Chief Financial Officer

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Chief Financial Officer is hereby authorized to pay the Watchung Rescue Squad 2021 stipends per the attached schedule.

Ronald Jubin, Council Member

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: FINANCE-MISC.
C: B. HANCE, RESCUE SQ

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

***APPROVING THE PUBLISHING AGREEMENT WITH HOMETOWN PRESS FOR THE
PUBLISHING OF THE BOROUGH NEWSLETTER, AND AWARDING THE
CONCESSION TO ALLOW FOR COMMERCIAL ADVERTISING WITHIN THE
NEWSLETTER.***

WHEREAS, the Borough of Watchung issues a periodic newsletter to the residents of the Borough to provide information on resources, events, news and to spotlight individuals; and

WHEREAS, the Borough incurs expense and employee time with regard to the preparation, publication and distribution of the newsletter; and

WHEREAS, the Borough has negotiated an agreement with Hometown Press to provide for the publication and distribution of the Borough's newsletter; and

WHEREAS, pursuant to the terms of the agreement, the Borough will only reimburse Hometown Press the mailing costs, not to exceed \$1,500.00, with Hometown Press' costs to be recuperated through commercial advertising in the newsletter; and

WHEREAS, the Borough will grant a concession, pursuant to N.J.A.C. 5:34-9.4, to allow Hometown Press to allow for commercial advertising in the newsletter; and

WHEREAS, the Council of the Borough of Watchung has determined that it is in the best interest of the Borough to authorize and approve the terms of the agreement with Hometown Press for the publication and distribution of the Borough newsletter.

NOW, THEREFORE, BE IT RESOLVED by Council of the Borough of Watchung, County of Somerset, State of New Jersey that it hereby authorizes and approves the Publishing Agreement with Hometown Press to publish and distribute the Borough newsletter, including the granting of a concession pursuant to N.J.A.C. 5:34-9.4 to allow for the commercial advertising therein.

BE IT FURTHER RESOLVED by the Council of the Borough of Watchung that it hereby authorizes the Mayor, Borough Administrator, Borough Clerk and other appropriate Borough official effectuate the authorizations in this Resolution, including the execution of the Publishing Agreement with Hometown Press, in substantial the form attached to this Resolution.

Ronald Jubin, Council President

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: MISC. AWARDS,
C: B. HANCE,

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

***AUTHORIZING AND APPROVING THE MEMORANDUM OF
UNDERSTANDING WITH MAHA AT WATCHUNG, LLC, WITH REGARD TO
THE POTENTIAL SIDEWALK EXTENSION PROJECT AT THE WATCHUNG
CIRCLE***

WHEREAS, there exists a pedestrian sidewalk along Stirling Road and around the Watchung Circle, which sidewalk terminates and ends at the intersection with Valley Road; and

WHEREAS, the Borough owns the property identified as Block 4401, Lot 7, located at 12 Stirling Road (the "Borough Property"), upon which the Somerset County Library System of New Jersey's Watchung Library Branch (the "Library") is located; and

WHEREAS, also located on the Borough Property is a garage/shed structure; and

WHEREAS, the Borough is investigating the potential extension of the sidewalk along Stirling Road, along Valley Road, to connect same to existing sidewalk along Valley Road in the area of the Borough-owned Best Lake property; and

WHEREAS, within this area the public right-of-way is not wide enough for the Borough to construct the sidewalk extension without obtaining an easement from the adjacent property owner; and

WHEREAS, Maha at Watchung, LLC, is the record title owner of the property identified as Block 4401, Lot 6, 75 and 20 Stirling Road, in the Borough of Watchung, County of Somerset, New Jersey (the "Maha Property"), which has frontage along Stirling Road and Valley Road at the location of the Borough's potential sidewalk extension project; and

WHEREAS, the Borough has engaged in discussions with representatives of Maha at Watchung, LLC, with regard to the granting of the requisite easements to the Borough to allow for the Borough's potential sidewalk extension project, and have agreed upon the general terms of same, which have been memorialized in a Memorandum of Understanding ("MOU"); and

WHEREAS, the MOU sets forth the general understandings of the parties, including the granting of easements, the granting of ownership of the garage/shed structure, and the paving of the parking lot on the Borough Property; all of which is subject to due diligence investigation, including surveys, engineering review and appraisals of the subject properties, as set forth therein, with more specific and final terms and conditions of same to be further negotiated and agreed to in additional written agreements; and

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, the Council of the Borough of Watchung has determined that it is in the best interest of the Borough to authorize and approve the MOU, subject to satisfactory completion of its due diligence investigations.

NOW, THEREFORE, BE IT RESOLVED by Council of the Borough of Watchung that it hereby authorizes and approves the Memorandum of Understanding with Maha at Watchung, LLC, subject to the terms and conditions set forth therein.

BE IT FURTHER RESOLVED by the Council of the Borough of Watchung that it hereby authorizes the Mayor, Borough Administrator, Borough Clerk, Borough Attorney, Borough Engineer, and other appropriate Borough official to effectuate the authorizations in this Resolution, including the execution of the MOU, in substantial the form attached to this Resolution.

Christine B. Ead, Council Member

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: AWARDS, PROPERTIES, MISC
C: B. HANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R6**

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Governing Body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Watchung, County of Somerset, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the closed session of March 3, 2022.
2. The general nature of the subject matter to be discussed is as follows:

Contract Negotiations:
TWA Permit Application for Bonnie Burn Road
Redevelopment Project

3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.
4. The Borough Council may take official action on those items discussed in executive session upon completion of the executive session.

Ronald Jubin, Council President

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: MISC.
C:

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

***AUTHORIZING THE BOROUGH ADMINISTRATOR TO ENDORSE THE NJDEP
TREATMENT WORKS APPROVAL (TWA) PERMIT APPLICATION FOR THE BONNIE
BURN ROAD REDEVELOPMENT PROJECT***

WHEREAS, the Borough of Watchung operates a wastewater conveyance system; and

WHEREAS, new development applications may require execution and filing of a Treatment Works Approval (TWA) with the New Jersey Department of Environmental Protection (NJDEP); and

WHEREAS, the Governing Body of the Borough of Watchung must consent to the TWA application and certify that the wastewater conveyance system has adequate capacity; and

WHEREAS, the NJDEP requires that the authorized person executing a TWA on behalf of the Borough be authorized to do so via a resolution from the Governing Body; and

WHEREAS, in connection with the Bonnie Burn Road Redevelopment project, Bonnie Burn Redevelopers Urban Renewal, LLC, has requested the Borough's consent to its TWA application; and

WHEREAS, the Watchung Planning Board Engineer and Borough Engineer have reviewed the request and recommended endorsement of the TWA application, subject to certain conditions, including the parties entering into any required agreements and easements with the owner of the some of the downstream sewer facilities to allow the additional sewer flow, along with the payment of all applicable connection fees and assessments.

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, authorizes the Borough Administrator, James Damato, to execute TWA applications on behalf of the Borough of Watchung for the Bonnie Burn Road Redevelopment project. The consent granted herein is subject to the applicable jurisdiction of and any required approvals from the Plainfield Area Regional Sewerage Authority (PARSA); Bonnie Burn Redevelopers Urban Renewal, LLC, the Borough and the owner of the sewer facilities coming to an agreement and easement for the use of such facilities; final determination that the existing downstream sewer facilities have adequate capacity to accept the projected flow generated by the project, and the payment of all applicable connection fees and assessments.

Ronald Jubin, Council President

Keith S. Balla, Mayor

ADOPTED: MARCH 3, 2022
INDEX: PERMITS-SP, MISC., PLANNING
C: ENG.,